



Seattle's Comprehensive Plan Update

ISSUE PAPER #5: DEVELOPMENT CAPACITY IN URBAN VILLAGES

“Development Capacity” is the estimated amount of net development (residential units and square feet of non-residential building area) that could be added to an area under given zoning. Capacity estimates are based on assumptions about the availability of land and the market for new development. Capacity estimates are *not predictions* about which parcels will develop, the exact amount of new development, or when that development will occur. Instead, a capacity estimate is a tool to measure approximately how much growth an area might accommodate in the future.

The Department of Planning and Development (DPD) has identified the development capacity of each of the City's urban villages and centers. The City's analysis takes three steps:

1. Identify available sites (those sites that could potentially be developed or redeveloped given current conditions).
2. Determine the amount of development that could occur on available sites given their zoning.
3. Subtract any existing uses on available sites to determine the net development capacity.

Sites are identified as available based both on their current use and ownership, on current development on the site, and the character of the area. Sites in use as institutions (e.g., schools, hospitals, churches), owned by public entities (e.g. City, County, School District) and in other specific uses (e.g. nursing homes, boarding homes, cemeteries) or areas (historic districts, shorelines) are excluded from available sites.

Included under available sites are vacant or underdeveloped sites. Sites are defined as underdeveloped in one of two ways, depending on the type of area. Underdeveloped sites have comparatively small structures given the amount of development the zoning would permit on the site. Or, underdeveloped sites have low-value structures compared to the value of the land (as determined by the King County Assessor).

The amount of development that could occur on available sites is based on development densities that are set as maximum limits under the City's land use code. These densities allow for formulas which multiply the permitted density times the site area. In mixed-use areas, the site area is split between commercial uses and residential uses.

More information about this process is available on-line as part of the City's response to the Growth Management Act's Buildable Lands requirement:

http://www.metrokc.gov/budget/buildland/Seattle_final.pdf. If you have specific questions, contact DPD's Comprehensive Planning staff at compplan@seattle.gov or 206-233-0079.

The following tables show development capacity within the adopted boundaries of each of the City's urban centers and urban villages. Again, these tables present potential development based on current conditions and may change over time, based on changes in zoning, land ownership, development activity and the value of land in each village.

Residential Development Capacity by Urban Village as of November, 2003

	EXISTING RESIDENTIAL UNITS	CAPACITY FOR ADDITIONAL UNITS	TOTAL POTENTIAL CAPACITY
URBAN CENTERS	49,300	39,750	89,050
1st Hill/Capitol Hill	22,400	10,450	32,850
12th Avenue	1,350	1,100	2,450
Capitol Hill	12,800	3,100	15,900
First Hill	5,550	4,800	10,350
Pike/Pine	2,700	1,450	4,150
Downtown	13,650	17,000	30,650
Belltown	8,200	8,300	16,500
Chinatown-International District	1,250	4,150	5,400
Commercial Core	2,400	450	2,850
Denny Triangle	1,250	3,650	4,900
Pioneer Square	550	450	1,000
Northgate	3,300	5,150	8,450
University Community	5,850	4,650	10,500
Ravenna	1,150	3,300	4,450
University District Northwest	4,600	1,350	5,950
Uptown	4,100	2,500	6,600
HUB URBAN VILLAGES	15,600	34,150	49,750
Ballard	5,100	3,100	8,200
Bitter Lake Village	2,000	5,750	7,750
Fremont	2,050	950	3,000
Lake City	1,800	2,100	3,900
North Rainier	1,650	3,800	5,450
South Lake Union	1,000	15,950	16,950
West Seattle Junction	2,000	2,500	4,500

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	EXISTING RESIDENTIAL UNITS	CAPACITY FOR ADDITIONAL UNITS	TOTAL POTENTIAL CAPACITY
RESIDENTIAL URBAN VILLAGES	30,100	20,000	50,100
23rd & Union-Jackson	3,750	1,900	5,650
Admiral	800	500	1,300
Aurora-Licton Springs	2,700	2,050	4,750
Columbia City	1,800	1,150	2,950
Crown Hill	1,150	900	2,050
Eastlake	2,650	850	3,500
Green Lake	1,350	500	1,850
Greenwood-Phinney Ridge	1,300	1,200	2,500
Madison-Miller	1,950	900	2,850
MLK at Holly St	1,250	4,400	5,650
Morgan Junction	1,200	450	1,650
North Beacon Hill	1,300	450	1,750
Rainier Beach	1,700	1,150	2,850
Roosevelt	1,050	650	1,700
South Park	1,100	500	1,600
Upper Queen Anne	1,150	650	1,800
Wallingford	2,050	1,050	3,100
Westwood-Highland Park	1,850	750	2,600
MANUFACTURING/INDUSTRIAL CTRS	350	0	350
Ballard-Interbay-Northend	150	0	150
Greater Duwamish	200	0	200
OUTSIDE VILLAGES	172,250	36,650	208,900
TOTAL CITYWIDE	267,950	130,550	398,500

Employment Capacity by Urban Village as of November, 2003

CENTER/VILLAGE	EXISTING COVERED JOBS (2001)	CAPACITY FOR ADDITIONAL JOBS (2003)	TOTAL POTENTIAL JOBS
URBAN CENTERS	268,900	143,350	412,250
1st Hill/Capitol Hill	38,150	9,400	47,550
12th Avenue	4,000	1,600	5,600
Capitol Hill	7,300	2,200	9,500
First Hill	21,850	2,850	24,700
Pike/Pine	5,000	2,750	7,750
Downtown	168,850	90,550	259,400
Belltown	23,200	16,450	39,650
Chinatown-International District	4,300	7,050	11,350
Commercial Core	109,700	18,200	127,900
Denny Triangle	20,150	46,900	67,050
Pioneer Square	11,500	1,950	13,450
Northgate	11,450	22,650	34,100
University Community	34,200	13,050	47,250
Ravenna	2,000	7,600	9,600
University District Northwest	8,150	5,450	13,600
Uptown	16,250	7,700	23,950
HUB URBAN VILLAGES	44,600	87,100	131,700
Ballard	4,700	9,200	13,900
Bitter Lake Village	4,150	23,300	27,450
Fremont	5,650	2,300	7,950
Lake City	1,600	6,900	8,500
North Rainier	4,800	10,500	15,300
South Lake Union	20,950	28,100	49,050
West Seattle Junction	2,750	6,800	9,550

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CENTER/VILLAGE	EXISTING COVERED JOBS (2001)	CAPACITY FOR ADDITIONAL JOBS (2003)	TOTAL POTENTIAL JOBS
RESIDENTIAL URBAN VILLAGES	33,800	23,850	57,650
23rd & Union-Jackson	5,750	2,050	7,800
Admiral	1,000	500	1500
Aurora-Licton Springs	3,000	6,650	9,650
Columbia City	1,700	1,250	2,950
Crown Hill	850	1,100	1,950
Eastlake	5,750	1,100	6,850
Green Lake	1,400	600	2000
Greenwood-Phinney Ridge	1,700	1,550	3,250
Madison-Miller	900	1,300	2,200
MLK at Holly St	1,350	2,250	3,600
Morgan Junction	400	400	800
North Beacon Hill	450	100	550
Rainier Beach	1,500	900	2400
Roosevelt	1,150	1,800	2,950
South Park	1,700	350	2050
Upper Queen Anne	1,050	450	1500
Wallingford	3,250	1,200	4,450
Westwood-Highland Park	900	300	1200
MANUFACTURING/INDUSTRIAL CTRS	81,700	39,250	120,950
Ballard-Interbay-Northend	16,450	11,800	28,250
Greater Duwamish	65,250	27,450	92,700
OUTSIDE VILLAGES	73,500	29,800	103,300
TOTAL CITYWIDE	502,500	323,350	825,850